

26 EAST 125TH STREET, NEW YORK, NY 10035

EXCLUSIVE OFFERING MEMORANDUM



IPRG

26 EAST 125TH STREET, NEW YORK, NY 10035



COMMERCIAL BUILDING FOR SALE

26 EAST 125TH STREET, NEW YORK, NY 10035

PRIME HARLEM COMMERCIAL BUILDING FOR SALE

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FOR MORE INFORMATION,
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

26 EAST 125TH STREET





OFFERING PRICE
\$6,500,000

INVESTMENT HIGHLIGHTS

2 Commercial Units
of Units

11,808
Approx. SF

6.72%
Current Cap Rate

\$550
Price/SF

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INCOME & EXPENSES

UNIT	APPROX. SF	APPROX. SF	CURRENT	CURRENT RPSF	NOTES
Harlem Childrens	Floors 2nd & 3rd	5,000	\$33,337.50	\$80	Exp. 2032 + 5 Yr. Option / 5% RE Tax Reimbusment Over Base Yr. 2022
USA Vein Clinic	Ground & Mezzanine	3,900	\$14,750.00	\$45	Exp. 2034 + 5 Yr. Option / 20% Pro Rata RE Tax Reimbursement Over Base Yr. 2024
MONTHLY:			\$48,088		
ANNUALLY:			\$577,050		

	CURRENT
GROSS INCOME	\$ 577,050
VACANCY AND COLLECTION	\$ (11,541)
EFFECTIVE GROSS INCOME	\$ 565,509
TAXES (CLASS 4)	\$ (79,946)
RE TAX REIMBURSEMENTS	\$ 911
WATER & SEWER (TENANTS PAY)	\$ -
INSURANCE (ESTIMATED)	\$ (15,000)
ELECTRIC + HEATING (TENANTS PAY)	\$ -
ELEVATOR MAINTENANCE (ESTIMATED)	\$ (6,000)
REPAIRS (ACTUAL)	\$ (5,552)
PAYROLL (ACTUAL)	\$ (3,610)
MANAGEMENT	\$ (19,793)
TOTAL EXPENSES	\$ (128,990)
NET OPERATING INCOME	\$ 436,519

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USA VEIN CLINIC

Tenant:	USA Vein Clinic
Floor:	Ground Floor & 1st Floor Mezzanine
Base Rent:	\$14,750/Month
Increases:	~2.5%/Year
Lease Expiration:	12/31/2034
Options:	One (1) 5-Year Option
Pro Rata Share:	20%
Real Estate Taxes:	Tenant Pays Pro Rata Share in excess over Base Year (2024/2025)
Demolition Clause:	180 days notice

HARLEM CHILDREN'S ZONE

Tenant:	Harlem Children's Zone
Floor:	2nd & 3rd Floors
Base Rent:	\$33,337.50/Month
Increases:	~11% in Year 6
Lease Expiration:	1/31/2032
Options:	One (1) 5-Year Option with 3% Yearly Increases
Pro Rata Share:	66%
Real Estate Taxes:	Tenant Pays 5% of any increase over Base Year (2022)
Demolition Clause:	N/A

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been retained on an exclusive basis to arrange for the sale of 26 East 125th Street, a 3-story + mezzanine, and partially finished cellar, commercial building totaling 11,808 SF. The property is fully leased, with USA Vein Clinic occupying the ground floor & mezzanine, and Harlem's Children's Zone occupying the 2nd & 3rd Floors. The property features 37.5' of frontage on 125th Street and elevator service from cellar to roof.

It is ideally located on the south side of 125th Street between Madison & 5th Avenues, surrounded by numerous retailers and new developments. The property benefits from proximity to the 4, 5, 6 subways at 125th Street & Lexington Avenue, the Metro North station at 125th Street & Park Avenue, and the 1, 2, 3 subways at 125th Street & Lenox Avenue.

TOTAL SF BREAKDOWN

- **Cellar:** ~2,900 SF
- **Ground Floor:** ~2,700 SF
- **Mezzanine:** ~1,200 SF
- **2nd Floor:** ~2,500 SF
- **3rd Floor:** ~2,500 SF

BUILDING INFORMATION

BLOCK & LOT:	1749-59
NEIGHBORHOOD:	East Harlem
CROSS STREETS:	Madison Avenue & 5th Avenue
BUILDING DIMENSIONS:	37.5 ft x 90 ft
LOT DIMENSIONS:	37.5 ft x 100 ft
# OF UNITS:	2 Commercial
APPROX. SF:	8,900 (Above Grade); 2,900 (Below Grade)
APPROX. TOTAL SF:	11,808
ZONING:	C4-4A (R7A Equivalent)
FAR:	4.0 (Comm/Resi); 5.01 (Residential City of Yes)
TAX CLASS / ANNUAL TAXES:	4 / \$79,946

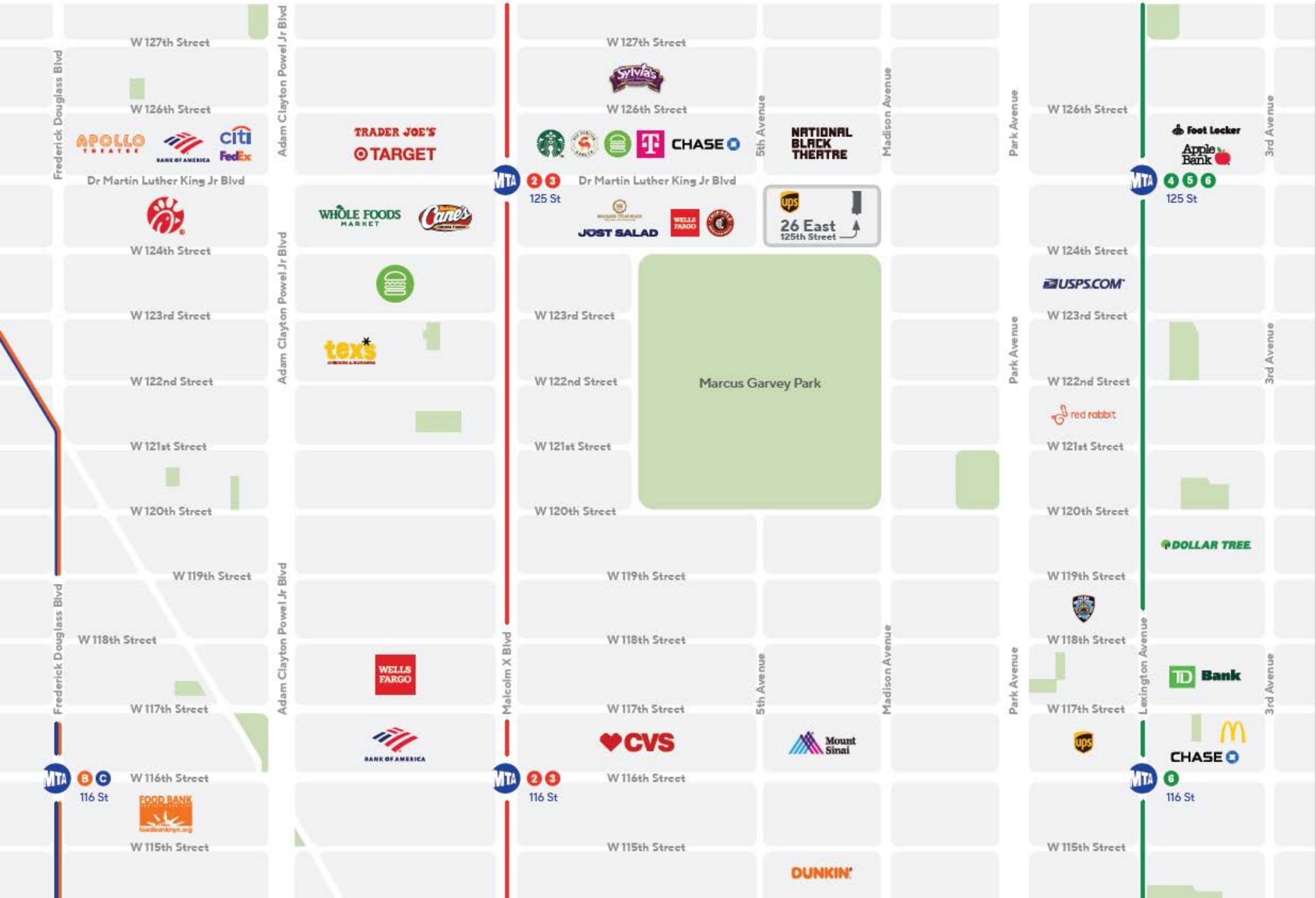
TAX MAP

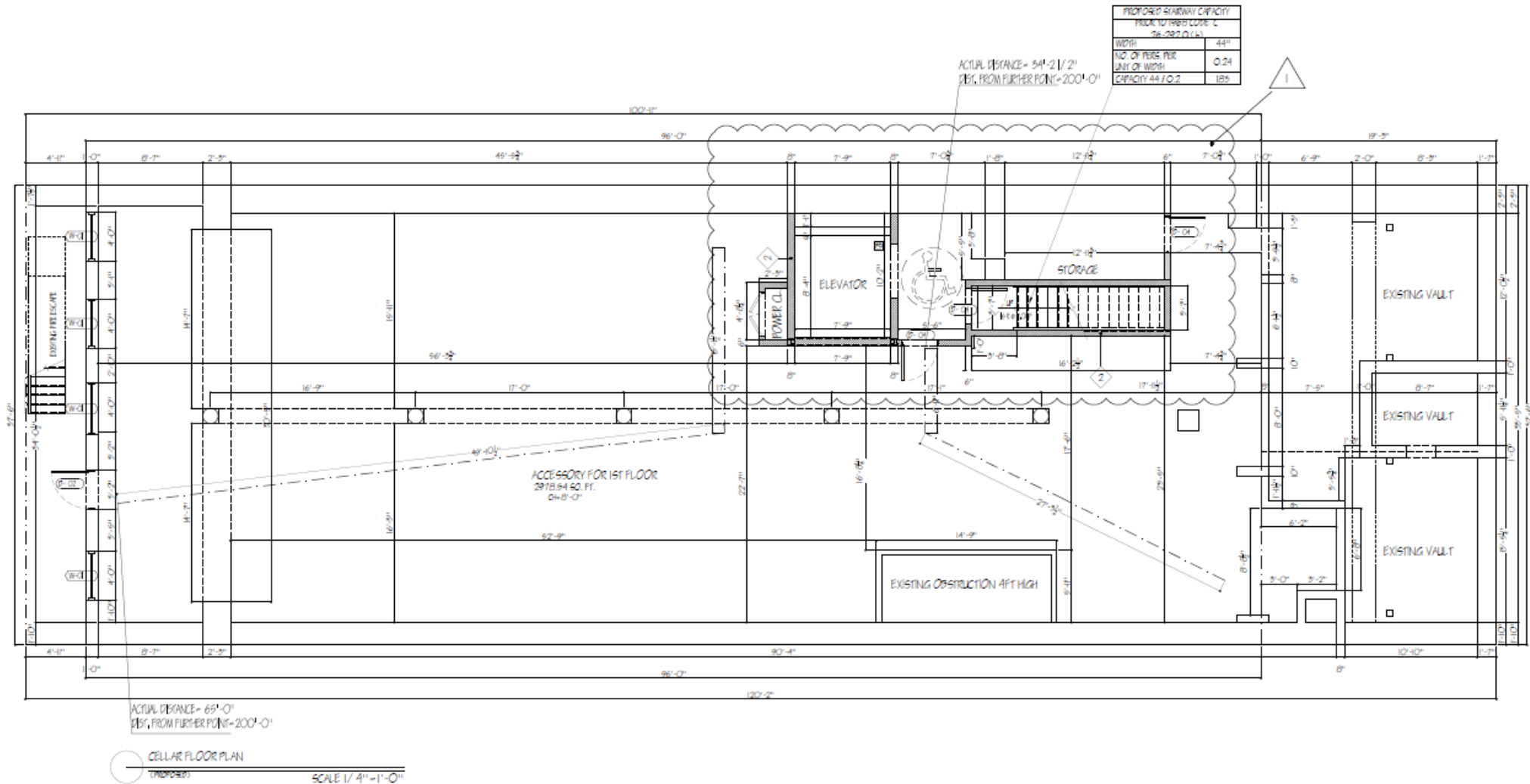


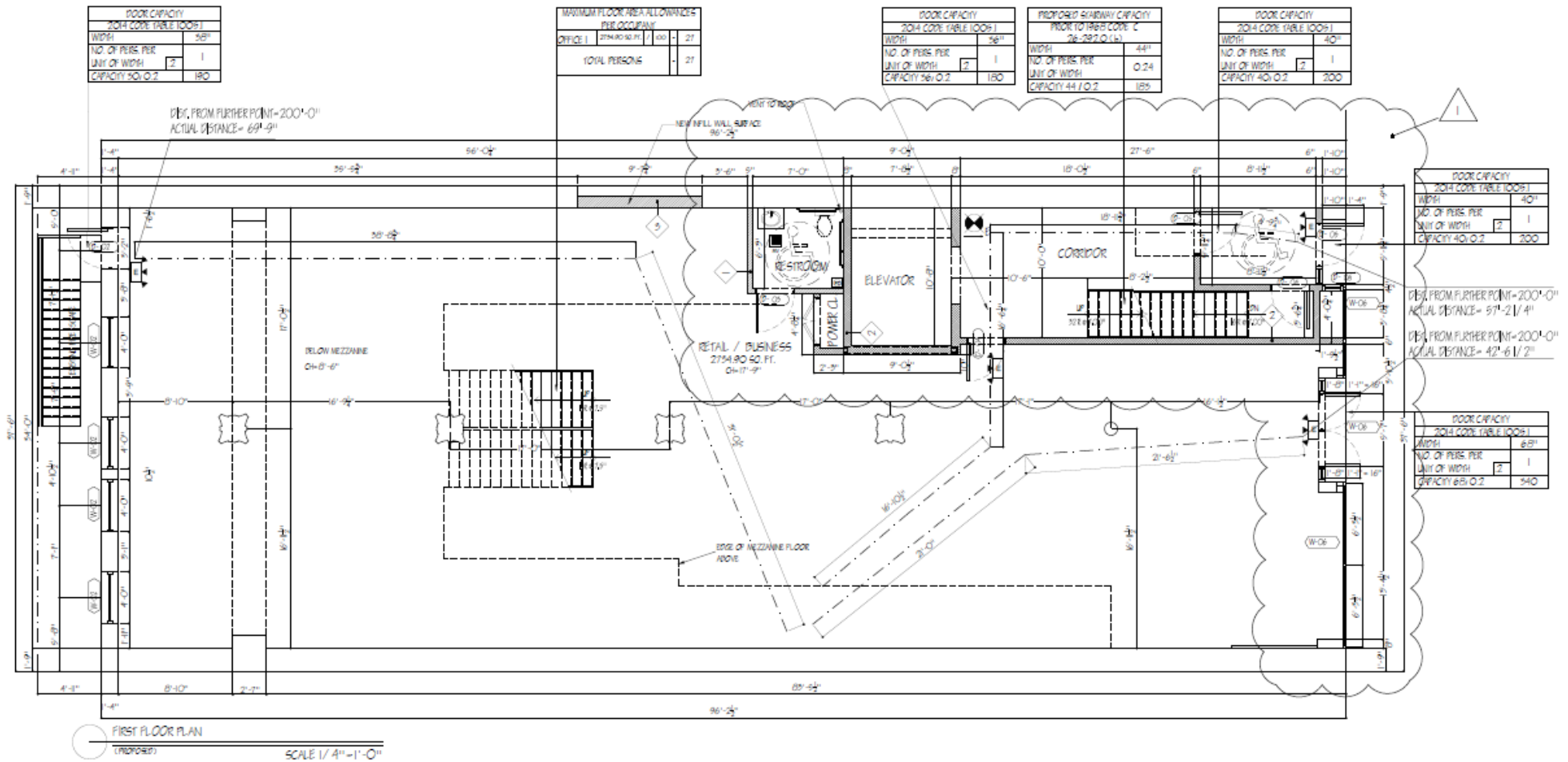
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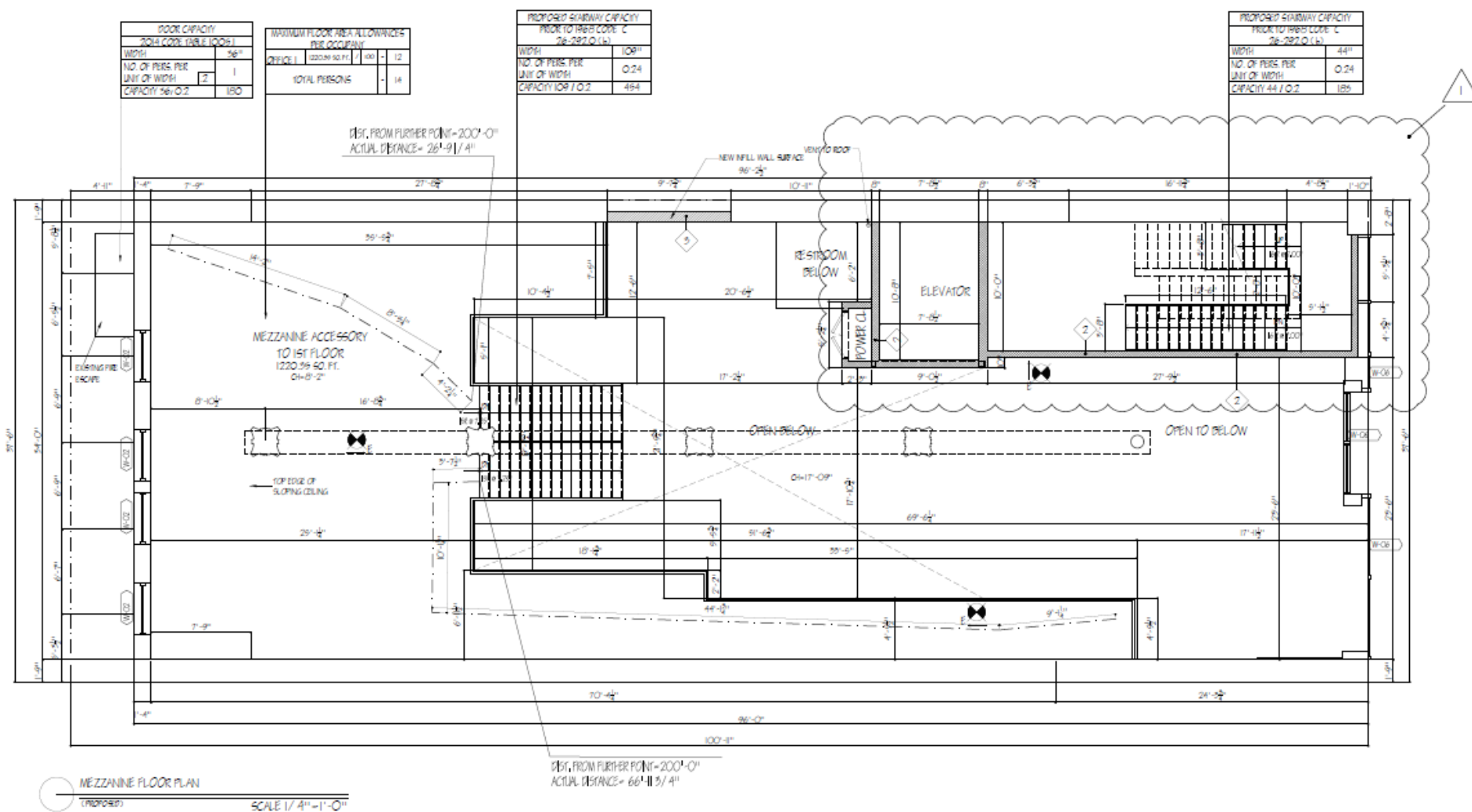
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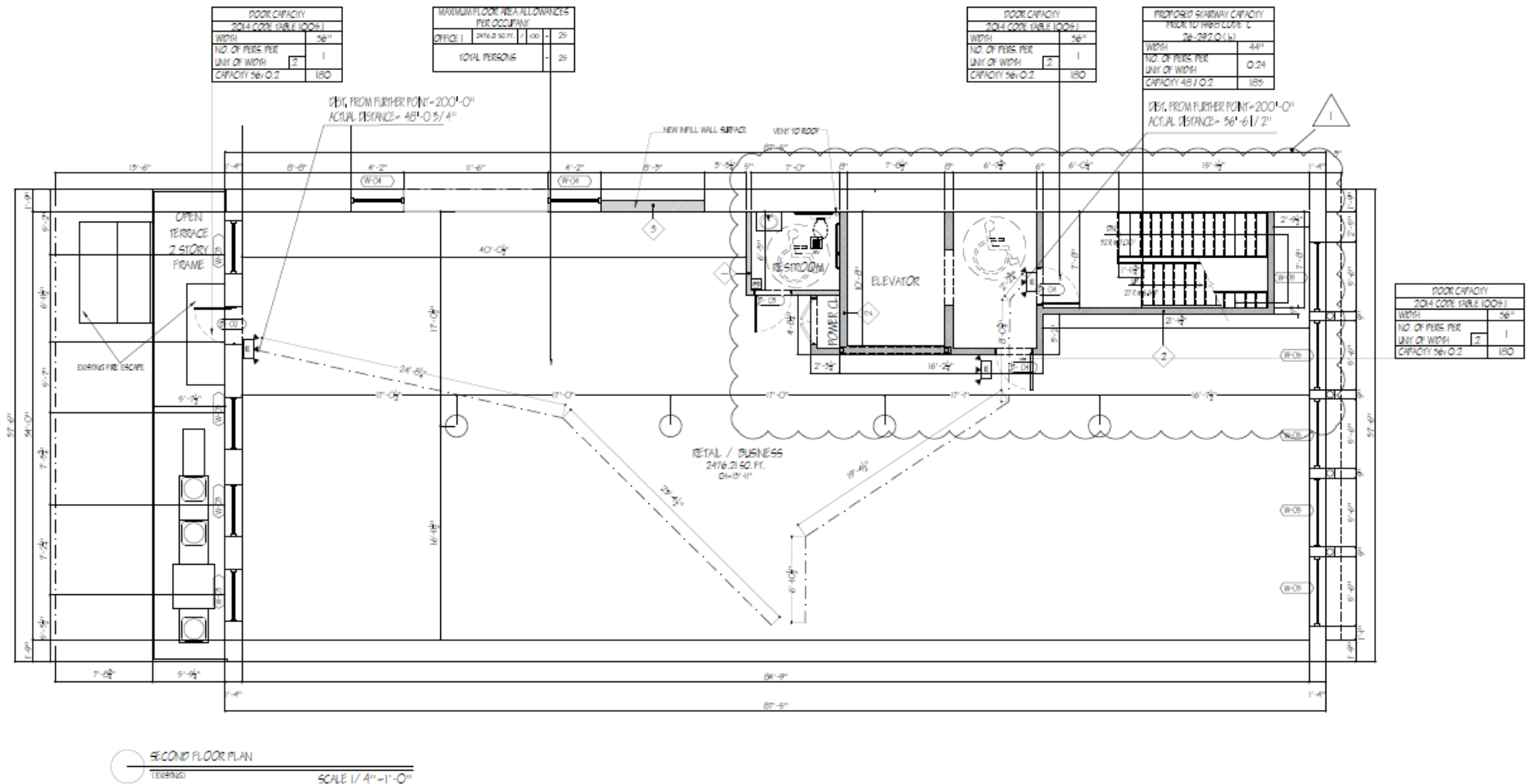
PROPERTY MAP

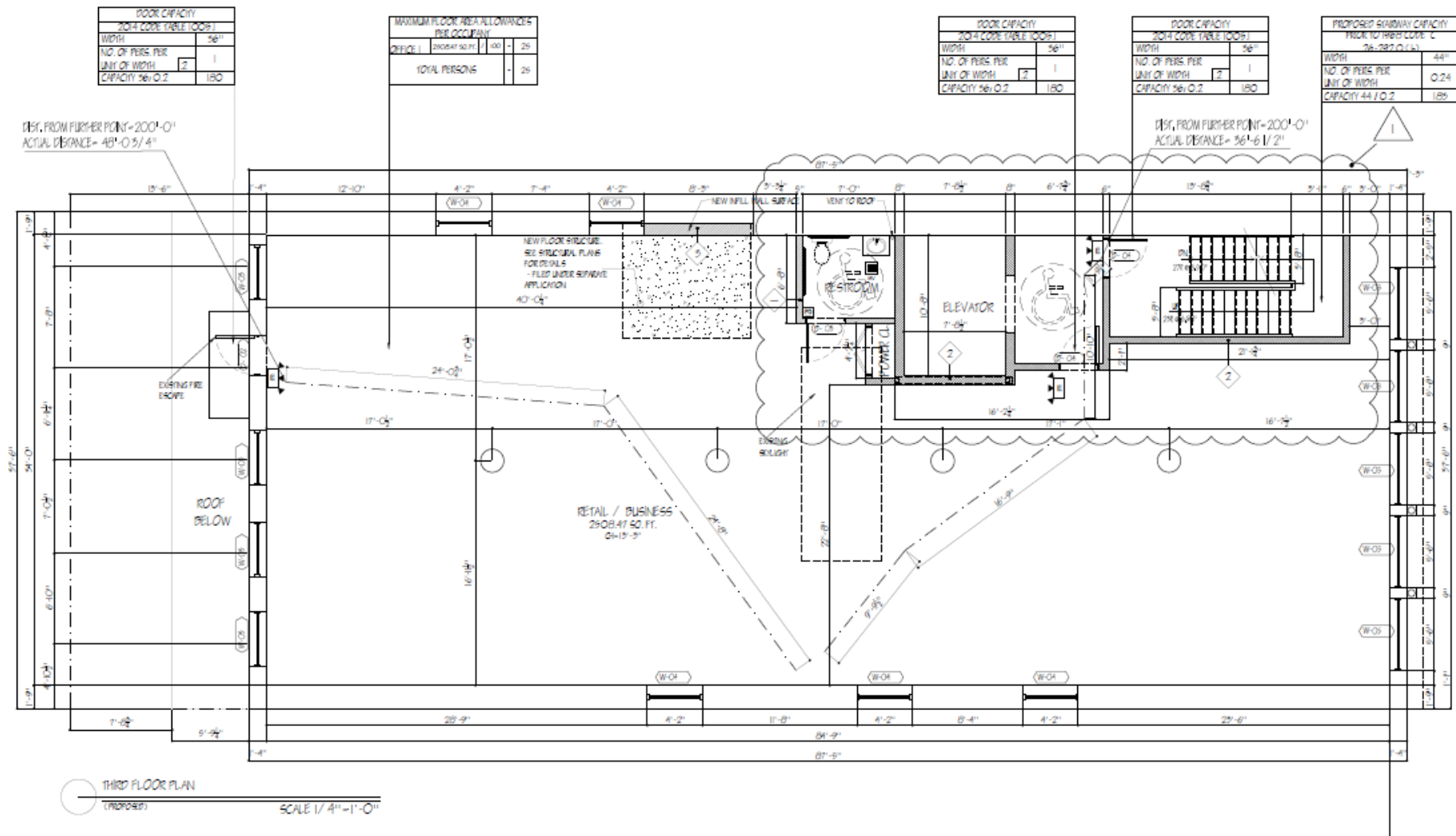












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